



# City of Loma Linda Official Report

Robert Ziprick, Chairman  
Charles Umeda, Vice Chairman  
Robert Christman, Board Member  
Floyd Petersen, Board Member  
Stan Brauer, Board Member

CRA AGENDA: March 28, 2006

TO: Agency Board Members

VIA: Dennis R. Halloway, Executive Director 

FROM: Pamela Byrnes-O'Camb, Secretary/Housing Coordinator 

SUBJECT: Request to Exceed Program Limits Relating to Rehabilitation of a Mobile Home at 25526 Redlands Boulevard

## RECOMMENDATION

It is recommended that the Agency Board authorize an additional amount of up to \$3,310.00 to accomplish the necessary repairs.

## BACKGROUND

The Agency Board has approved eight programs related to its affordable housing obligations, one of which provides for a \$2,000 grant to income-qualified owner-occupants of mobile homes. An additional \$1,000 for a total of \$3,000 may be expended on health/safety issues for a total amount of \$3,000. Initially, the program provided a \$5,000 loan-to-grant to owner-occupants of standard construction houses as well as mobile homes. The amount of the mobile home grant was reduced because security for the mobile home loan-to-grant could not include land.

The program is not meant to fix it all; however, it is meant to assist in providing a safe, healthy, and sanitary environment for qualified applicants. Licensed contractors are utilized. The building inspector inspects each dwelling and provides a list of items to be addressed, reviews the bids, and inspects all work prior to payment being made.

## ANALYSIS

A situation has arisen where installation of a heating unit was required because the old unit was not repairable. The Building Code requires a dwelling to be heated. The amount for the unit exceeded the expanded limit of \$3,000 because of necessary ductwork. Repairs required by the building inspector and park management exceed the Agency's program limits. Major items include: replacing sub floors; installing vinyl flooring; repairing plumbing and the porch. The mobile home is otherwise in sound condition.

## FINANCIAL IMPACT

79-1800-1980 - \$3,310.00